



Plot 2 Brettenham Grove Old School Corner, Ipswich, IP7 7PB
Guide price £850,000



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This exceptionally elegant four bedroom detached home offers plenty of space for you to relax in comfort, with wide bay windows and three large sets of glazed bi-folding doors opening onto the rear garden. The open-plan kitchen / dining / family area and spacious living room are flooded with natural daylight, and for convenience you'll find a utility area and cloakroom on the ground level.

Upstairs features four generous bedrooms and a sleek family bathroom, with the principal and second bedrooms coming with their own en-suite shower rooms. This home offers plenty of storage space and a double garage.

Location

Beautiful Brettenham sits conveniently within a network of peaceful country roads, which in turn allow straightforward connections to the main thoroughfares and major towns within the region. You can reach the A134 in seven miles, where you can then head south to Sudbury and Colchester, or north to Bury St Edmunds and onwards to Thetford. At Bury St Edmunds, you can pick up the A14 towards Newmarket, Cambridge and the Midlands, while at Sudbury, the A131 offers a direct route towards Braintree or Chelmsford.

Around 10 miles to the east, with junctions for Stowmarket and Ipswich, the A14 is the fastest route to Felixstowe and the connection with the A12 northbound— for all the picturesque towns and villages amongst Suffolk's stunning nature reserves and coastline. With the A134 connecting with the A12 at Colchester, you can also reach Stratford in around 1hr 40mins, and central London in around 2 hours. The nearest train station is in Stowmarket, from where regular services run to Newmarket, Cambridge, Norwich, Colchester, Chelmsford, London and Ipswich, where you can change for the scenic Suffolk coastal branch line.

Kitchen/Family

30'1" x 18'0" (9.170 x 5.500)

Utility/Pantry

13'7" x 8'8" (4.150 x 2.660)

Sitting Room

22'9" x 12'11" (6.950 x 3.950)

Office/Study

13'7" x 8'7" (4.150 x 2.620)

Cloakroom

6'0" x 3'11" (1.850 x 1.200)

Principle Bedroom

20'2" x 13'7" (6.160 x 4.150)

En-suite

7'10" x 5'6" (2.400 x 1.680)

Dressing Area

6'6" x 4'1" (2.000 x 1.250)

Bedroom Two

13'3" x 12'11" (4.050 x 3.950)

En-Suite

6'6" x 4'11" (2.000 x 1.500)

Bedroom Three

13'7" x 11'0" (4.150 x 3.360)

Bedroom Four

12'11" x 10'8" (3.950 x 3.260)

Bathroom

7'4" x 6'6" (2.250 x 2.000)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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